

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 801 North First Street, Room 400
 San José, California 95110-1795

Hearing Date/Agenda Number
 H.L.C. 11/05/03

Item 3.b.

File Number
 HP03-010

Application Type
 Historic Preservation Permit / Hensley Historic District

Council SNI
 3 13th Street

Planning Area
 Central

Assessor's Parcel Number(s)
 249-45-002

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: The West side of N. 4th Street, approximately 100 feet north of Hensley Ave. (459 N. 4th Street)

Gross Acreage: 0.14 Net Acreage: 0.14 Net Density: n/a

Existing Zoning: R-M Multi-Family Existing Use: Single-family residential
 Residence

Proposed Zoning: No change Proposed Use: Single-family residential

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
 Medium Density Residential (8-16 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Residential R-M Multiple Residence

East: Residential R-M Multiple Residence

South: Residential R-M Multiple Residence

West: Residential R-M Multiple Residence

ENVIRONMENTAL STATUS

Completed by: SNZ

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Recommend Approval
☐ Recommend Approval with Conditions
☐ Recommend Denial

Date _____

Approved by: _____

OWNER / DEVELOPER	ARCHITECT
Jane Przybysz and Mark Warther 472 S. 9 th St. San Jose CA 95112	Larry Lagier, AIA 1657 McBain Ave. San Jose CA 95125
PUBLIC AGENCY COMMENTS RECEIVED	Completed by: SNZ
Department of Public Works	
None	
Other Departments and Agencies	
None	
GENERAL CORRESPONDENCE	
None	
ANALYSIS AND RECOMMENDATIONS	

BACKGROUND

The subject site consists of 0.14 acres on the west side of North Fourth Street, approximately 100 feet north of Hensley Avenue (459 North Fourth Street). The house itself was not relocated, however, the San Jose Redevelopment Agency purchased the site as part of the acquisition of another receiver site at the corner of Hensley and North Fourth Streets (457 North Fourth Street) for a house relocated as a part of the Civic Center project. The site is located in the R-M Multi-Family Residential Zoning District with a San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). Existing residential uses surround the site.

The current owners, Jane Przybysz and Mark Warther, are requesting a Historic Preservation Permit for exterior alterations to the residence. They will secure either a new HP Permit or a HP Permit Adjustment prior to building the proposed detached garage in the future.

The design review subcommittee of the Historic Landmarks Commission reviewed the plan set at its October 15, 2003 meeting. The subcommittee comments from that meeting have been attached.

HISTORIC RESOURCE DESCRIPTION

This building is listed as a Contributing Structure to the Hensley Historic City Landmark District in the San Jose Historic Resources Inventory. The Hensley Historic District contains the largest remaining concentration of intact residences, developed between 1865 and 1918 in the City of San Jose.

The structure was identified on the National Register of Historic Places Inventory Nomination Form for the Hensley Historic District as a c.1885 one-story cottage with twin window bays and a large front porch. When the

Redevelopment Agency purchased the site the consulting Historic Preservation Architect, Craig Mineweaser, recommended removing the non-compatible front “deck” and stair addition.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

GENERAL PLAN CONFORMANCE

This 0.14 gross-acre site (8DU/AC) is consistent with the site’s General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). This density allows for a mixture of detached and attached residential units. The rehabilitation of this historic site within the Hensley Historic District is also consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of preserving historically significant sites, structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

PROJECT DESCRIPTION

This project proposes to retain and repair existing wood siding, trim and windows throughout. Proposed alterations include the following:

FRONT ELEVATION

- Restore existing historic front door
- Remove non-compatible front porch addition
- Construct compatible wood front porch, steps, posts and railing
- Install new retaining wall and concrete steps in front yard

LEFT ELEVATION

- Install three new wood windows to match existing

RIGHT ELEVATION

- Install three new wood windows to match existing
- Install new stairs and door to existing basement

REAR ELEVATION

- Remove existing wood deck and stair, and concrete steps to basement
- Construct a compatible bathroom and covered porch addition
- Install two new wood windows in existing elevation

ANALYSIS

The primary project issue is conformance with the *Your Old House Guide for Preserving San Jose Homes Design Guidelines* and the Secretary of the Interior's Standards for Rehabilitation. The project conforms to *Your Old House* and the Standards in general, and in particular to Standards No.1, No. 6, and No. 9.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will be returned to its historic use as a single-family detached residence while maintaining its distinctive materials and features.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

The existing wood siding and double-hung windows will be repaired. Where new wood siding, windows, doors or other features are required, they will match the material, color and dimensions of the old features. The architect has investigated the front porch and believes that historic front porch overhang support posts were demolished. The proposal is to construct new compatible posts in the original location.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The rear and front porch additions will be compatible in scale, size and proportion to the original house. The post design at the front porch will match the size while simplifying the ornamentation of the previously demolished front porch posts in order to differentiate them from the existing historic porch overhang. Vertical trim will be installed to delineate the beginning of the new addition.

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to *Your Old House* and the Secretary of the Interior's Standards and recommend approval of the proposed exterior changes to the Director of Planning standard and special conditions. as follow:

1. The plan set will be revised to indicate the restoration rather than replacement of the existing front door.